

ORDINANCE

120918

AN ORDINANCE relating to historic preservation, imposing controls upon the Concord Elementary School, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board, after a public meeting on January 7, 1998, voted to approve the nomination of the Concord Elementary School at 723 South Concord Street, in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on February 18, 1998, the Board voted to approve the designation of the Concord Elementary School and the site as a Landmark under SMC Chapter 25.12; and

WHEREAS, on August 29, 2001, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: The designation by the Landmarks Preservation Board of the Concord Elementary School, and its site, described as:

Lots 1 through 16 and Lots 21 through 48 incl. Block 2 Replat of South Park Reserve as recorded in Volume 11, Page 16, records of King County, Washington. Together with vacated alley within said Block 2. Vacated Ordinance No. 90486.

as a Landmark based upon satisfaction of the following standards of SMC Section 25.12.350:

C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation;

D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

Because of its prominence of spatial location, contrasts of siting, age, or scale, it

is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City; is hereby acknowledged.

Section 2. CONTROLS: The following controls are hereby imposed on the features and characteristics of the Concord Elementary School and its site, that were designated by the Board for preservation:

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code, 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make alterations or significant changes to:

The entire exterior of the 1913 school building, including the roof; the first floor interior entrance and stairwell of the 1913 building; and the site if the change proposed is to add new structure(s), to assure that the new structure's location and design is compatible with the 1913 building.

2. A Certificate of Approval is not required for the 1970 building and the portables.

3. A Certificate of Approval is not required for any in-kind maintenance or repairs of the features listed in subsection 1.

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval may be provided for the items listed in subsection 3 according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.

2. The CHPO shall submit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. Administrative review is available for the following:

For the designated areas of the buildings, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the buildings.



Section 3. INCENTIVES

A. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use.

B. Building and Energy Code exceptions on an application basis.

C. The availability of the Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) to all Seattle landmarks subject to controls imposed by designation ordinance, on an application basis.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in SMC 25.12.910.

Section 5. The Concord Elementary School and the site are hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, and deliver one copy to the Director of the Department of Design, Construction and Land Use.

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 16<sup>th</sup> day of September 2002, and signed by me in open session in authentication of its passage this 16<sup>th</sup> day of September 2002.

Peter Stemberk  
President \_\_\_\_\_ of the City Council

Approved by me this 23 day of September, 2002.

Gregory J. Nickels  
Gregory J. Nickels, Mayor

Filed by me this 24<sup>th</sup> day of Sept, 2002.

Judith E. App  
City Clerk

(Seal)